

# **EXHIBIT A**

298 CENTRAL ST  
SAUGUS, MA 01906

COLLECTOR OF TAXES Wendy A. Hatch

Based on assessments as of January 1, 2024 your REAL ESTATE tax for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025 on the parcel of real estate described below is as follows:

PROPERTY IDENTIFICATION			
Parcel ID	D10-1-7	Area	3.079 Acres
Book/Page	41216/410	Class	322
Location	1073 BROADWAY		
Assessed Owner	FOF 1073 LLC		



RE FOF 1073 LLC  
378 BROADWAY  
CHELSEA, MA 02150-2871

25

2025

Issue Date: 12/31/2024

Account Number: 99787216

TAX RATE PER \$1000
RES. PERS. COM. IND.
10.68 21.96 21.96 21.96

Total Tax & Assessments	\$124,467.08
Tax	\$124,467.08

## TAX VALUES

Total Value 5,667,900

Preliminary Tax	\$64,081.09
3rd Quarter Tax	\$30,193.00
4th Quarter Tax	\$30,192.99
Interest	\$0.00
Abatements/Exemptions	\$0.00
Tax Paid	\$64,081.09
Interest Paid	\$0.00

Pay This Amount By 2/3/25 \$30,193.00

Payments received after December 10, 2024 are not reflected on this bill. Interest at the rate of 14% per annum will accrue on overdue payments from the due date until the payment is made.

## TAXPAYER COPY - SAVE THIS COPY FOR YOUR RECORDS

Town of Saugus  
Office of the Town Collector  
Voluntary Check-Off For Contribution To Local Funds

I wish to make a voluntary donation under M.G.L.Ch. 60 s3C to the Town of Saugus  
**School Department Education Fund** in the amount of: \$ \_\_\_\_\_

I wish to make a voluntary donation under MA Chapter 89 of the Acts of 2016 to  
the Town of Saugus **Veterans Relief Fund** in the amount of: \$ \_\_\_\_\_

I wish to make a voluntary donation under MA Chapter 346 of the Acts of 2020 to  
the **Saugus Emergency Relief Fund** in the amount of: \$ \_\_\_\_\_

Please write the amount you wish to contribute in the space provided. This amount is in  
addition to your property tax. **Please make a separate check payable to: Town of Saugus  
Education Fund; Town of Saugus Veterans Relief Fund; or Town of Saugus Emergency  
Relief Fund.**

MAIL TO:

Town of Saugus, Collector of Taxes, 298 Central Street, Suite 5, Saugus, MA 01906

Donor Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

## Payments

Please return the BOTTOM portion  
of this bill and remit payment to:

Town of Saugus  
Collector of Taxes  
PO Box 4157  
Woburn, MA 01888-4157

OR GO TO  
[www.saugus-ma.gov](http://www.saugus-ma.gov)  
(781) 231-4135

## Assessor's Office

Town of Saugus  
Board of Assessors  
298 Central Street  
Saugus, MA 01906

(781) 231-4130

## Hours For Walk-In Service

8:30AM - 7:00PM Mon  
8:15AM - 5:00PM Tue, Wed, Thu  
8:15AM - 12:30PM Fri

SEE REVERSE SIDE FOR FURTHER INFORMATION

## REMIT COPY - SEND THIS PORTION OF THE BILL WITH PAYMENT

## TOWN OF SAUGUS

FY 2025 3rd Quarter ACTUAL Real Estate

Location 1073 BROADWAY  
Parcel ID D10-1-7

Bill Mailed To:  
FOF 1073 LLC  
378 BROADWAY  
CHELSEA, MA 02150-2871

Issue Date: 12/31/2024

Due Date: 2/3/2025

Account Number: 99787216

Parcel ID: D10-1-7

MAKE CHECK PAYABLE TO: TOWN OF SAUGUS  
AND MAIL TO:

RE TOWN OF SAUGUS  
P.O. BOX 4157  
WOBBURN, MA 01888-4157

WARNING: If you are using a payment service to pay this bill, you  
MUST indicate the TAX YEAR and BILL NUMBER on the check. If you  
FAIL to include this information, your payment is at risk of not being  
posted properly resulting in further fees and interest.

Pay This Amount By 2/3/2025 \$30,193.00



**TOWN OF SAUGUS**298 CENTRAL ST  
SAUGUS, MA 01906

COLLECTOR OF TAXES Wendy A. Hatch

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PROPERTY IDENTIFICATION			
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Location	1073 BROADWAY		
Assessed Owner	FOF 1073 LLC		

RE FOF 1073 LLC  
378 BROADWAY  
CHELSEA, MA 02150-2871

25

**2025**

Fiscal Year

Issue Date: 3/31/2025				Account Number: 99787216	
TAX RATE PER \$1000				Total Tax & Assessments	\$124,467.08
RES.	PERS.	COM.	IND.	Tax	\$124,467.08
10.68	21.96	21.96	21.96		
TAX VALUES					
Total Value	5,667,900				
	Preliminary Tax	\$64,081.09			
	3rd Quarter Tax	\$30,193.00			
	4th Quarter Tax	\$30,192.99			
	Interest	\$0.00			
	Abatements/Exemptions	\$0.00			
	Tax Paid	\$94,274.09			
	Interest Paid	\$0.00			
Pay This Amount By 5/1/25					\$30,192.99

Payments received after March 17, 2025 are not reflected on this bill. Interest at the rate of 14% per annum will accrue on overdue payments from the due date until the payment is made.

**TAXPAYER COPY - SAVE THIS COPY FOR YOUR RECORDS**

**Town of Saugus  
Office of the Town Collector  
Voluntary Check-Off For Contribution To Local Funds**

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**School Department Education Fund** in the amount of: \$ \_\_\_\_\_

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**MAIL TO:**

Town of Saugus, Collector of Taxes, 298 Central Street, Suite 5, Saugus, MA 01906

Donor Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

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8:15AM - 12:30PM Fri

SEE REVERSE SIDE FOR FURTHER INFORMATION

**REMIT COPY - SEND THIS PORTION OF THE BILL WITH PAYMENT****TOWN OF SAUGUS**

FY 2025 4th Quarter ACTUAL Real Estate

Location 1073 BROADWAY  
Parcel ID D10-1-7

Bill Mailed To:  
FOF 1073 LLC  
378 BROADWAY  
CHELSEA, MA 02150-2871

Issue Date: 3/31/2025

Due Date: 5/1/2025

Account Number: 99787216

Parcel ID: D10-1-7

**MAKE CHECK PAYABLE TO: TOWN OF SAUGUS  
AND MAIL TO:**

RE TOWN OF SAUGUS  
P.O. BOX 4157  
WOBURN, MA 01888-4157

**WARNING:** If you are using a payment service to pay this bill, you MUST indicate the TAX YEAR and BILL NUMBER on the check. If you FAIL to include this information, your payment is at risk of not being posted properly resulting in further fees and interest.

**Pay This Amount By 5/1/2025 \$30,192.99**